



Progress Report

03/10/2020

The application for starting a Construction Manager at Risk (CMAR) project has been approved by PARD and forwarded to our contracting office to begin the process of asking Council for permission to use the Construction Manager at Risk (CMAR) building delivery method. In the meantime, we will be preparing the scope, schedule and budget for the Request for Qualifications (RFQ) for the architecture and engineering services and Request for Proposal (RFP) for the CMAR and preparing evaluation criteria and schedule for the selection of the team.

At this point, we are proceeding without the bridge in our scope resulting in a larger budget and scope for our building. Watershed has agreed to take it on in their scope, but they have yet to make the decision whether to do their project. Hopefully this will happen by the end of the year. A coordination meeting is scheduled for March 11, 2020 with attendees from WPD, PARD, PWD, Rutherford Campus, AARC, BSD, AWU and the design team for the drainage channel improvement project. An outline and update will be provided including all information gathered by HVJ Associates (the design team through PARD contracted to complete the bridge design). Watershed will then seek an Add Services Proposal from their design team to include the pedestrian bridge with their Scope of Work.

For the Request for Council Action (RCA), it would be helpful to have a letter of support from the AARC workgroup and the AAQoL Commission for using the CMAR method of building delivery. For your consideration in this matter, the following points are why we favor this method for our project.

The Construction Manager at Risk (CMAR) delivery method for City of Austin (COA) capital improvement projects (CIP) afford many desirable advantages over traditional construction delivery methods such as Design Bid Build (DBB or aka Invitation For Bid), which present challenges that make CMAR a favorable delivery method even for smaller scale projects.

Overall, the CMAR process inherently reduces change orders, ensures high quality, improves communication, promotes schedule adherence, provides cost certainty, maximizes cost control, and encourages value engineering opportunities – resulting in the end goal of best value for the project and the owner.

CMAR also allows for a better team dynamic throughout the whole project instead of the traditional adversarial situation set up by DBB. CMAR allows for the advantages of independent architect, contractor and owner representation and honest feedback within the framework of a goal-oriented rather than individual interest-oriented team members. It also allows for the owner to be more involved in the project for closer communication and better problem-solving opportunities.

Below is a list of benefits to working with a Construction Manager (CM):

- Constructability and application reviews will help mold your building design for efficiency, provide better opportunity for a reduction in change orders, likely reduce cost of construction activities, and save time on the schedule.

- Selection of prime contractors based also on value rather than only low bid will provide a better-quality building with less rework and/or possibility of lawsuits. This is another means to better manage the budget and time.
- CMAR is not always the least expensive delivery method due to the complexity, more risk being transferred to the construction manager, and (in some instances) working with an incomplete scope of work. You likely will still be saving money over other methods of construction because of complications that can arise without their early involvement. Any unforeseen changes are easier to accomplish throughout the construction because of the contract structure of the project.
- And finally, the Construction Manager (CM) is going to be overly diligent in monitoring the budget and schedule because if anything is out of line, it will go against their predetermined profit for the project. Additionally, with COA CMAR projects, the CM's books are open, which creates a trusting atmosphere since an honest financial picture is known by all throughout the project. This affords a much better working relationship than traditional delivery methods.

Thank you for your support of this Construction Manager at Risk delivery method, and we look forward to providing you an expanded facility to better support your efforts to serve our community.

Thank you,

A handwritten signature in black ink that reads "Riley Triggs". The signature is written in a cursive, slightly slanted style.

Riley Triggs, AIA
PROJECT MANAGER
Public Works, City of Austin